Davidson County DEEDWARR
Recvd: 11/01/00 08:40 2pgs
Fees:11.00 Taxes:286.75
20001101-0108164

Prepared by:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Return to:
Cumberland Title Co.
13018 Lebanon Rd. S-100
Mt. Juliet, TN 37122

Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
Juan D. Garrett	SunTrust Bank	12D Z 96976
429 Lemont Drive	Park Place, N.E.	61-5A-36
Nashville TN 37216	Atlanta, GA 30303	

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FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

Richelle N. Wilson, now married and known as
Richelle Wilson Deharde

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juan D. Garrett and wife, Johonna L. Garrett

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 108 as created by the Master Deed and By Laws for Poplar Glen, a Horizontal Property Regime of record Book 7534, Page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase I, of record in Book 6900, Page 646, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with the undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and By Laws, as may be from time amended as provided therein.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in the Tennessee Code Annotated, and is subject to the provisions and requirements, easements, rights and interest in favor of other unit owners and all sewer, water, utility and telephone easements now or hereafter established over through or upon the land embracing the regime and building thereon, and also including without limitations all conditions covenants, restrictions and other undertakings contained in the Master Deed and By Laws establishing the Horizontal Property Regime for Poplar Glen, of record in Book 7534, Page 591, Book 7548, Page 612 and Book 8036, Page 175, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richelle N. Wilson, now married and known as Richelle Wilson Deharde by Deed of record in Instrument No. 200005030044710, Register's Office for Davidson, County, Tennessee. Don Deharde, spouse of Richelle Wilson Deharde, joins in this conveyance for the express purpose of conveying any and all of his right, title and interest, including all marital and homestead rights in and unto the within described property to the named Grantees.

This is improved property known as 429 Lemont Drive, Nashville TN 37216.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS THIS 27TH DAY OF OCTOBER, 2000.

Richelle Wilson Deharde

Don Deharde

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALLY APPEARED BEFORE ME, RICHELLE N. WILSON, NOW MARRIED AND KNOWN AS RICHELLE WILSON DEYHARDE, AND HUSBAND DON DEHARDE, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE THIS 27TH DAY OF OCTOBER, 2000.

Notary Public K. J. Shelton

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES: 08/24/03

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2000.

Notary Public K. J. Shelton

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES: 08/24/03

Deharde.wp